

## **PROPOSED DULUTH FISH & SEAFOOD MARKET**

Historic Property Street address:  
6008 London Road  
Duluth, St. Louis County, Minnesota USA  
55802

Geographical Data  
Acreage of Nominated Property: Less Than 3  
UTM References: Zone 15, Easting 575800, Northing 5187200

National Register of Historic Places Links:  
<http://nrhp.mnhs.org/NRDetails.cfm?NPSNum=78003126>  
<http://nrhp.mnhs.org/nomination/78003126.pdf>  
<http://www.nationalregisterofhistoricplaces.com/mn/St.+Louis/state3.html>

Resource name (historic): U. S. Fisheries Station-Duluth  
Resource name (current): University of Minnesota Duluth Limnology Research Station  
Nomination: 78003126.pdf  
Year listed: 1978  
Historic (Areas of) Significance: Event, Architecture/Engineering  
Periods of significance: 1800-1899  
Historic function: Agriculture/Subsistence  
Current function: Education  
Proposed function: Commercial Fish Market and Seafood Market

## **EXECUTIVE SUMMARY - PROPOSED RESUSE DURING LEASE PERIOD**

The Duluth Fish and Seafood Market Company is proposing to lease this historic property from the University of Minnesota for the purpose of operating a commercial fish and seafood market.

The proposed adaptive use of this historic property for a commercial fish and seafood market complies with the Secretary of the Interiors (SOI) Standards for Preservation in that it's new use will continue the property's historic themes of lake and fish related usage.

The proposed adaptive use will maximize the retention of distinctive materials, features, spaces and spatial relationships and therefore will retain the properties historic character and craftsmanship.

Prior to any interventions, the property will be examined for potential archaeological resources through a Phase I archaeological reconnaissance survey and any subsequent discoveries will be protected, documented and preserved as required by the Minnesota Field Archaeology Act. The property will also be photo documented to SOI standards as required by the Minnesota State Historic Preservation Office on behalf of the National Historic Preservation Act and Minnesota Historic Sites Acts.

## **BACKGROUND/HISTORY**

The U. S. Fisheries Station-Duluth was built at the mouth of the Lester River on Lake Superior in 1887-1888 on the eastside of Duluth to raise native Lake Superior fish. It was the first hatchery in the state,

and included a main laboratory and outside bins where fish were raised. The land was given to the government in 1885 by the Lakeside Land Company, and eventually a dam was built on the Lester River. A flume carried water from the Lester River to the fish hatchery. The original complex included the main laboratory/hatchery, boat house, supervisor's and superintendent's homes and pump house. It was temporarily home to the Great Lakes Aquarium before their new building was constructed near the Duluth's main harbor. According to the 1938 WPA Guide to Minnesota, the hatchery was the largest in Minnesota and was the only one under Federal control on Lake Superior. The building was in service as a fish hatchery until 01-01-1947. Since its closing in 1947, the complex has been owned and operated continuously by the University of Minnesota Duluth (UMD) who restored it to its original appearance in 2011. The Victorian / Shingle style building with decorative elements of the Eastern Stick and Eastlake shingle styles is listed on the National Register of Historic Places.

The University of Minnesota Duluth received recognition from Duluth Preservation Alliance on May 13, 2013. The structure received an award for restoration work that uncovered boarded-up windows, rebuilt others, installed a new shingle roof, replaced wood gutters with reclaimed cedar, and added a period color scheme to the exterior of the structure. In addition to the maintenance work, the University crew replaced missing trim and installed spires at the gable ends to match the 1880s building. They also rebuilt the front and rear entrances. Then the UMD crew went above and beyond in restoring the decorative cresting on the roof ridge. The cresting was fabricated in the UMD facilities management shop with recycled old growth redwood. Finally, the crew replaced the weather vane mast. The mast was adorned with a fish, a replica of the original. See Appendix-A 2011 restoration photos.



**Undated photo**



Post Card c.1910



Post Card c.1910

## **HISTORIC PROPERTY MASTER PLAN**

### **Programmatic Use**

The Duluth Fish and Seafood Market would focus product offerings around refrigerated displays oriented to each of the following sales categories: Fresh Fish, Smoked Fish, Frozen Seafood and Fish, Cured Fish, Deli Products, and Cheese. Seasonal availability will drive features and promotions; for instance fresh lake superior herring or wild Alaskan Salmon. Holidays drive peak demand; examples are Lobster for Valentines Day or Lutefisk or Oysters for Christmas. Lent naturally drives fish demand. Additional non refrigerated space would be devoted to spices, seasonings, batters and breadings, sauces, rice and pasta, ethnic specialty foods, sushi supplies, etc. Total leased square feet approximately 3000.

### **Industry Perspective**

In most metropolitan markets, specialty fish and seafood markets have attracted and developed a following among health conscious consumers widely spread across age and socioeconomic groups. These markets typically develop highly loyal customers who rely on their knowledge, service and wide choice of selection. The high degree of development of customer relationships is in large part due to the specialty markets ability to provide product knowledge, product choice, and services not typically provided by grocers who represent the alternative source. The degree of popularity and subsequent product mix of these specialty markets is to a great extent reliant on the ethnic mix of the customer base.

While issues regarding fish and seafood safety and sustainability have made major news over the years the overriding message the public has received is that fish is very good for your health and should be included as a part of your regular diet. US seafood consumption is historically relatively stable and for 2009 was 15.8 pounds per capita representing \$80 billion. Retail has normally represented about 30% of total consumption in dollars with foodservice making up the balance. During 2009 however retail consumption jumped to nearly 1/3. Experts attribute the gain by retail to sluggish economic conditions slowing more expensive seafood sales by restaurants.

### **Adaptive use Interventions**

1. The form and detailing of materials that are important defining elements of the building and site's overall historic character (interior, exterior and site) will be retained and preserved. The Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, as well as, the Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes will be used for development of appropriate evaluation and adaptive use rehabilitation planning.
2. Preservation and mitigation guidance and oversight will be provided by University of Minnesota Capital Planning and Architecture and University of Minnesota Duluth. At a minimum, Minnesota State Historic Preservation Office compliance reviews (initiated and coordinated by

University Capital Planning and Architecture) for all evaluation and adaptive use rehabilitation will be required.

3. The subject property is readily visible from all four cardinal approaches. Each individual building structure then is considered to have four principle facades.
4. Alterations to site and extant structures will also be designed in compliance with Minnesota State Building Code and City of Duluth, St. Louis County, MNDOT and MNDNR requirements.

### **Site Adaptive Use**

1. Roadway Access: This project will utilize existing London Road curb cuts for vehicular and fire/life safety access. Driveways will be designed to meet fire/life safety operational widths, turn-arounds and loads.
2. Circulation: Limited pervious pavement pathways around and between existing structures will be required.
3. Parking: number of stalls will be provided per Duluth city code. The project will likely have to resurface limited space on the property for up to 18 vehicles. The proposed material will likely be blacktop, but also concrete or permeable pavers may be permitted. Regardless of the surfacing materials, a subsurface hydrology and storm water management run-off containment system with a catch basin (probably an underground system) will be required.
4. Signage: The project intent is to erect signage permissible within Duluth city code. Signage will not include permanently attaching anything to the building or on the grounds. Any signage/structure would be removable (I.E. reversible under SOI Standards) and without residual adverse effect on the building(s), property or neighborhood viewsheds.

### **Main Building Adaptive Use**

1. Accessibility to building: To meet ADA requirements, it will be necessary to design a building entrance that meets the Minnesota State Building code. It is unknown at this time whether or not the extant entry door is wide enough, furthermore, the extant surface-to-grade ratio is not conducive to achieving an ADA approach and entrance without the possibly of a code compliant ramp. An appropriately designed patio approach in connection with an ADA entrance would collectively and uniformly tie into the historic property and adaptive use design-scheme. External building accessibility approach solutions will respect the historic character of the property, will be minimal in nature and will be resolved on non-principle facades.
2. Internal accessibility and toilet facilities will be addressed and will be designed in keeping with the buildings historic character.
3. Any and all of the proposed modifications will be designed and constructed congruent with the historic period of the building and consistent with the overall presentation of the era the property represents.

### **Residential Cottage Adaptive Use**

1. See Appendix-B for extant Residential Cottage, Boathouse and pump house pre-restoration photos and Appendix-C for location map and aerial photo.

2. External building accessibility approach solutions will respect the historic character of the property, will be minimal in nature and will be resolved on non-principle facades.
3. Internal accessibility and toilet facilities will be addressed and will be designed in keeping with the buildings historic character.
4. Main Entrance: The rear (south elevation) entrance is proposed to serve as the main entrance to the house/cottage. To meet ADA requirements, it will be necessary to design a building entrance that meets the Minnesota State Building code. Like the main research building, it is unknown at this time whether or not the cottage's extant entry door is wide enough, furthermore, the extant surface-to-grade ratio is not conducive to achieving an ADA approach and entrance without the possibly of a code compliant ramp. An appropriately designed patio approach in connection with an ADA entrance would collectively and uniformly tie into the historic property and adaptive use design-scheme.
5. Basement Entry (south elevation): Due to an open stairway leading from grade down to the basement door, an entry canopy/cover structure in conjunction with the new ADA upper entry approach is necessary to alleviate exposure to the elements and improve preservation of this structure. Design for this enclosure will be in keeping with the buildings historic character, but will not be designed so as to create a false sense of history.

**Community/neighborhood impacts:**

1. Noise and air pollution: This project is not anticipated to contribute to any increase in noise or air pollution beyond the current site usage as an educational limnology research facility.
2. Safety: Appropriate access for emergency vehicles will be provided. The anticipated vehicle and pedestrian traffic during proposed hours of operation will help ensure a safe and appealing environment.



**APPENDIX-A**  
**2011 RESTORATION PHOTOS**



**North Elevation**



East Elevation

**APPENDIX-A**

**2011 RESTORATION PHOTOS**

West Elevation



Gable  
Detail  
**APP**  
**ENDI**  
**X-A**



## 2011 RESTORATION PHOTOS



## **South Elevation**

**APPENDIX-B  
PRE-RESTORATION PHOTOS**



**Residential Cottage – South Elevation**



**APPENDIX-B  
PRE-RESTORATION PHOTOS**



**Boat House –  
Elevation**



**North**

**Boat House –  
Elevation  
APPENDIX-B  
PRE-  
PHOTOS**



**South  
  
RESTORATION**

**Pump House**



## APPENDIX-C

### LOCATION MAP AND AERIAL PHOTO





Google earth

